

1 BILL NO. R-85-01-25

2 DECLARATORY RESOLUTION NO. R-19-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 December 12, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Part of the West half of the
12 Southeast Quarter of Section
13 24, Township 31 North, Range
14 12 East, Allen County, Indiana,
more particularly described as
follows:

15 Beginning at a point on the North
16 line of the West half of the
17 Southeast Quarter of Section
18 24, Township 31 North, Range
19 12 East, Allen County, Indiana,
20 said point being 264.2 feet West
21 of the Northeast corner of the
22 $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12;
23 thence South 87 degr. 24.1 min.
24 West along the North line of
25 the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12,
26 a distance of 373.75 feet; thence
27 South 01 degr. 40 min. 43 sec.
East and parallel to the East
line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec.
24-31-12, a distance of 175.0
feet; thence North 87 degr. 24.1
min. East and parallel to the
North line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$
of Sec. 24-31-12, a distance
of 373.75 feet; thence North
01 degr. 40 min. 43 sec. West
and parallel to the East line
of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec.
24-31-12, a distance of 175.0
feet to the point of beginning,
containing 1.5 acres;

28 Ingress and Egress Easement

29 Part of the West half of the
30 Southeast Quarter of Section
31 24, Township 31 North, Range
32 12 East, in Allen County, Indiana,
more particularly described as
follows:

Beginning at the Northeast corner of the West half of the Southeast Quarter of Section 24, T31N, R12E, in Allen County, Indiana; thence south 87 degr. 24.1 min. west along the north line of said Sec. 24-31-12, a distance of 1211.0 feet to a point in the east R/W line of Clinton Street (formerly Leo Road); thence southerly along said east right-of-way line on a curve to the left having a radius of 1834.86 feet and a central angle of 6 degr. 37 min. a distance of 211.9 feet to a concrete monument marking the point of tangency of said curve; thence south 2 degr. 28 min. East along said east R/W line of Clinton Street (formerly Leo Road) a distance of 310 feet to a point; thence north 87 degr. 32 min. East a distance of 214 feet to a point of curvature; thence along a curve to the right having a radius of 279.9 feet and a central angle of 30 degr., a distance of 146.34 feet to a point; thence south 62 degr. 28 min. East, a distance of 264.36 feet to a point; thence along a curve to the left having a radius of 25 feet and a central angle of 30 degr. 07.9 min., a distance of 13.1 feet to a point; thence north 87 degr. 24.1 min. east, a distance of 31.6 feet; thence north and parallel to the east line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12, a distance of 25 feet to the true point of beginning; thence north 03 degr. 05.9 min. west, a distance of 299.0 feet; thence north 01 degr. 40 min. 43 sec. west, parallel to the east line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12, a distance of 193.76 feet to a point 175.0 feet south of the north line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12; thence south 87 degr. 24.1 min. west parallel to the north line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12 a distance of 50.0 feet, said point being 637.95 feet west of the east line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12; thence south 01 degr. 40 min. 43 sec. east parallel to the east line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12 a distance of 193.76 feet; thence south 05 degr. 02

1 min. 37 sec. east a distance
2 of 52.28 feet; thence south 02
3 degr. 47 min. 16 sec. west a
4 distance of 236.06 feet; thence
5 south 62 degr. 28 min. east a
6 distance of 21.32 feet; thence
7 north 87 degr. 24.1 min. east
8 a distance of 31.6 feet, to the
9 point of beginning;

10 said property more commonly known as 5104 North Clinton, Fort
11 Wayne, Indiana 46825;

12 WHEREAS, it appears that said petition should be pro-
13 cessed to final determination in accordance with the provisions
14 of said Division 6.

15 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
16 OF THE CITY OF FORT WAYNE, INDIANA:

17 SECTION 1. That, subject to the requirements of Section
18 4, below, the property hereinabove described is hereby designated
19 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
20 12.1. Said designation shall begin upon the effective date of
21 the Confirming Resolution referred to in Section 3 of this Resolu-
22 tion and shall continue for one (1) year thereafter. Said desig-
23 nation shall terminate at the end of that one-year period.

24 SECTION 2. That upon adoption of this Resolution:

25 (a) Said Resolution shall be filed with the Allen
26 County Assessor;


27 (b) Said Resolution shall be referred to the Committee
28 on Finance and shall also be referred to the De-
29 partment of Economic Development requesting a re-
30 commendation from said department concerning the
31 advisability of designating the above designated
32 area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance
with I.C. 5-3-1 of the adoption and substance of
this Resolution and setting this designation as an
"Economic Revitalization Area" for public hearing;

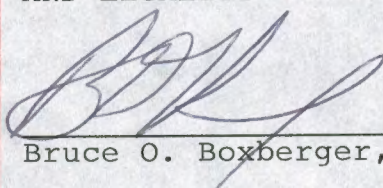
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,
19 _____, at _____ o'clock _____ .M., E.S.T.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Redd,
seconded by Redd, and duly adopted, placed on its
passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	_____	_____	_____	<u>✓</u>	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 1-22-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ (GENERAL)
~~(SPECIAL)~~ ~~(ZONING MAP)~~ ~~ORDINANCE~~ ~~(RESOLUTION)~~ NO. B-09-85
on the 22nd day of January, 19 85,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 23rd day of January, 19 85,
at the hour of 11:30 o'clock P. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 23 day of January,
19 85, at the hour of 3:00 o'clock P. .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant North Clinton Family Physicians, an Indiana General Partnership
2. Owner(s) North Clinton Family Physicians, an Indiana General Partnership
3. Address of Owner(s) 5104 North Clinton
Fort Wayne, Indiana 46825
4. Telephone Number of Owner(s) (219) 423-1311 %Charles J. Weinraub, Attorney
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant c/o Charles J. Weinraub
900 Paine Webber Bldg.
Fort Wayne, Indiana 46802
7. Telephone number of Applicant (219) 423-1311
8. Address of Property Seeking Designation 5104 North Clinton
Fort Wayne, Indiana 46825
9. Legal Description of Property Proposed for Designation (may be attached) Attached
10. Township _____
11. Taxing District _____

12. Current Zoning R-3 (Contingent use for medical building)
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? Raw Ground
- _____
- _____
- b. What Structure(s) (if any) are on the property? None
- _____
- _____
- b. What is the condition of this structure/these structures? _____
- _____
15. Current Assessed Value of Real Estate _____
- a. Land _____
- b. Improvements _____
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- _____
- _____
17. Description of Proposed Improvements to the Real Estate _____
- 5280 square foot medical building
- _____
- _____
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- December, 1984
- b. When is completion expected? June, 1985
19. Cost of Project (not including land costs) \$240,000 +

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 12 +

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Medical Service

c. Anticipated time frame for reaching employment level stated above?

July, 1985

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) _____

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy" because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

This development helps eliminate the depressed nature of the Fort

Wayne economy through an increased tax base and new jobs.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? New jobs, new building construction, increased tax base.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

Financing secured through Summit Bank on a conventional basis.

I hereby certify that the information and representation on this Application are true and complete.

North Clinton Professional Physicians,
An Indiana General Partnership

Signature(s) of Owners

December 11, 1984

Date

BY: *D.C. Sand*
David C. Sand, M.D.

BY: *Kathleen B. Baeverstad*
Kathleen B. Baeverstad, M.D.

BY: *Mitchell B. Stucky*
Mitchell B. Stucky, M.D.

BY: *Bruce A. Guebard*
Bruce A. Guebard, M.D.

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

RECEIPT

FUND - ECONOMIC DEVELOPMENT

No 072

FORT WAYNE, IND. December 12 19 84RECEIVED FROM North Clinton Family Physicians \$ 50.00THE SUM OF Fifty and 00/100 100 DOLLARSON ACCOUNT OF Tax Assessor

 AUTHORIZED SIGNATURE
HUNT, SUEHOFF, BORROR
& EILBACHER

LAWYERS

9TH FLOOR, PAINE WEBBER BLDG.
FORT WAYNE, IND. 46802

57171

PAY
TO THE
ORDER OF
City of Fort Wayne
Fifty and 00/100
12/11 19 8471-27
749\$ 50.00
DOLLARS

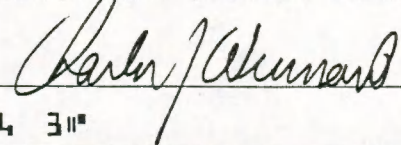
LINCOLN NATIONAL BANK

P.O. BOX 960 FORT WAYNE, INDIANA 46801



HUNT, SUEHOFF, BORROR & EILBACHER

FOR



⑈057171⑈

⑈074900275⑈

383 104 3⑈

CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA

REGISTERED LAND SURVEYOR No. 9921 INDIANA

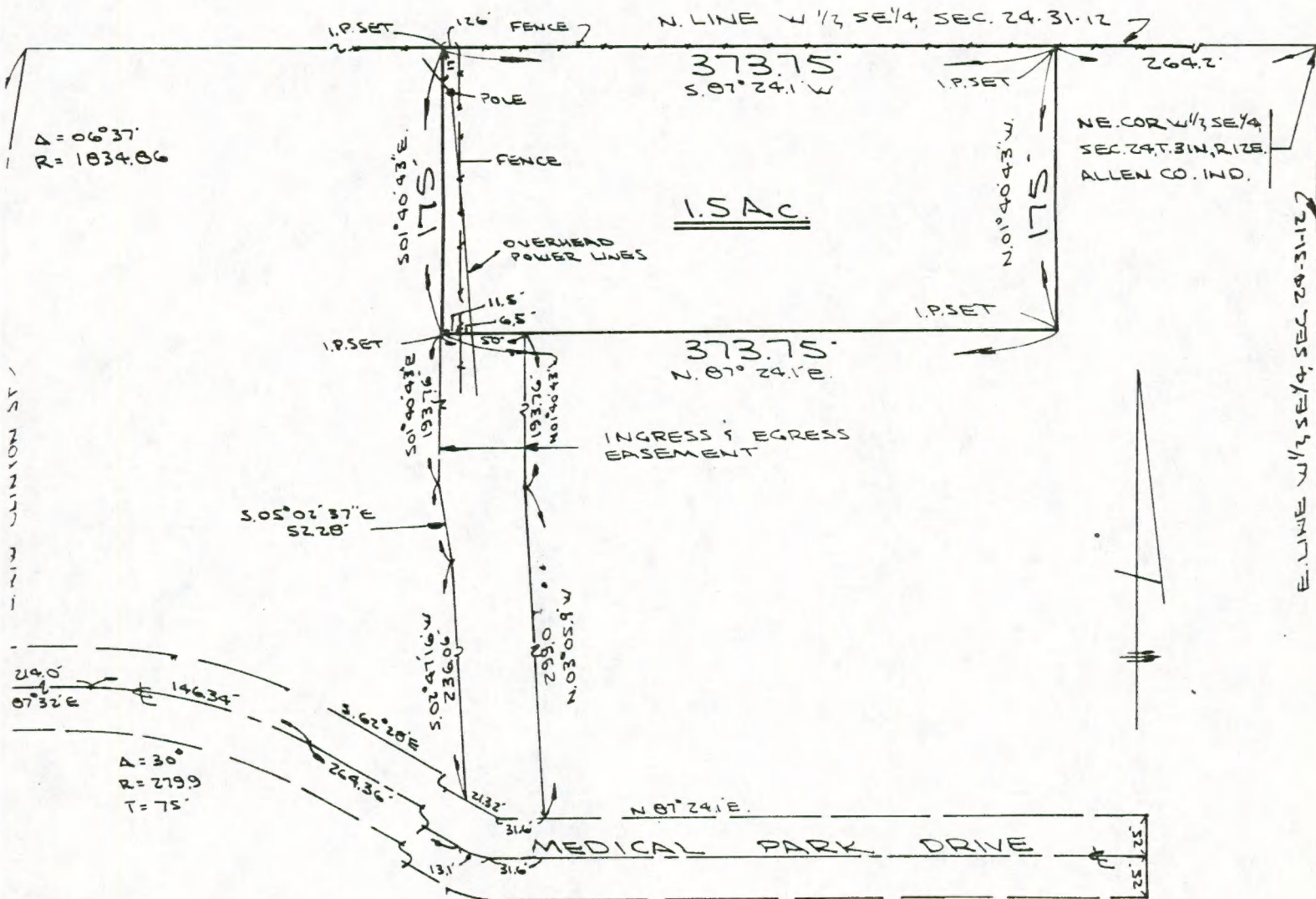
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of the West half of the Southeast Quarter of Section 24, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

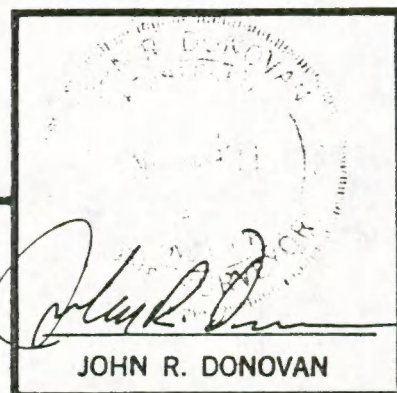
Beginning at a point on the North line of the West half of the Southeast Quarter of Section 24, Township 31 North, Range 12 East, Allen County, Indiana, said point being 264.2 feet West of the Northeast corner of the $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12; thence South 87 degr. 24.1 min. West along the North line of the $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12, a distance of 373.75 feet; thence South 01 degr. 40 min. 43 sec. East and parallel to the East line of the $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12, a distance of 175.0 feet; thence North 87 degr. 24.1 min. East and parallel to the North line of the $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12, a distance of 373.75 feet; thence North 01 degr. 40 min. 43 sec. West and parallel to the East line of the $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12, a distance of 175.0 feet to the point of beginning, containing 1.5 acres.



NOTE: According to the FIA Flood Hazard Boundary Maps, the above described real estate is not located in a flood hazard area.

JOB FOR: U.P.M.C.

1"=100'
11-6-84
REV. 11-7-84



CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN
REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA
REGISTERED LAND SURVEYOR No. 9921 INDIANA
FORT WAYNE, INDIANA

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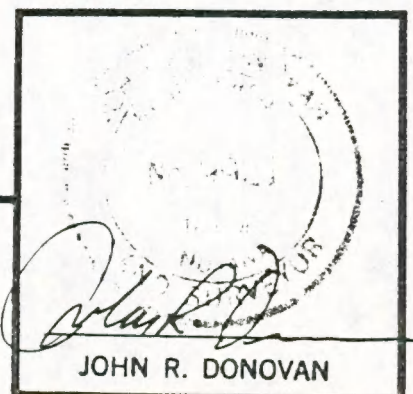
Ingress and Egress Easement

Part of the West half of the Southeast Quarter of Section 24, Township 31 North, Range 12 East, in Allen County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the West half of the Southeast Quarter of Section 24, T31N, R12E, in Allen County, Indiana; thence south 87 degr. 24.1 min. west along the north line of said Sec. 24-31-12, a distance of 1211.0 feet to a point in the east R/W line of Clinton Street (formerly Leo Road); thence southerly along said east right-of-way line on a curve to the left having a radius of 1834.86 feet and a central angle of 6 degr. 37 min. a distance of 211.9 feet to a concrete monument marking the point of tangency of said curve; thence south 2 degr. 28 min. East along said east R/W line of Clinton Street (formerly Leo Road) a distance of 310 feet to a point; thence north 87 degr. 32 min. East a distance of 214 feet to a point of curvature; thence along a curve to the right having a radius of 279.9 feet and a central angle of 30 degr., a distance of 146.34 feet to a point; thence south 62 degr. 28 min. East, a distance of 264.36 feet to a point; thence along a curve to the left having a radius of 25 feet and a central angle of 30 degr. 07.9 min., a distance of 13.1 feet to a point; thence north 87 degr. 24.1 min. east, a distance of 31.6 feet; thence north and parallel to the east line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12, a distance of 25 feet to the true point of beginning; thence north 03 degr. 05.9 min. west, a distance of 299.0 feet; thence north 01 degr. 40 min. 43 sec. west, parallel to the east line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12, a distance of 193.76 feet to a point 175.0 feet south of the north line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12; thence south 87 degr. 24.1 min. west parallel to the north line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12 a distance of 50.0 feet, said point being 637.95 feet west of the east line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12; thence south 01 degr. 40 min. 43 sec. east parallel to the east line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec. 24-31-12 a distance of 193.76 feet; thence south 05 degr. 02 min. 37 sec. east a distance of 52.28 feet; thence south 02 degr. 47 min. 16 sec. west a distance of 236.06 feet; thence south 62 degr. 28 min. east a distance of 21.32 feet; thence north 87 degr. 24.1 min. east a distance of 31.6 feet, to the point of beginning.

JOB FOR: U.P.M.C.

11-7-84



6901

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

R-85-01-25

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1. (5104 North Clinton -
North Clinton Family Physicians)

EFFECT OF PASSAGE Ground that is presently unused, will be utilized to
construct a new medical building, provide at least 12 new jobs for the
area and increase the tax base of the City of Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$240,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____